



NON-RESIDENTIAL DEVELOPMENT IMPACT FEE SCHEDULE APPLICATION

Date: _____

Owner: _____		Phone: () _____	
Mailing Address: _____		City: _____	State: _____ Zip Code: _____
Location and Use:			
Street Address: _____		City: _____	State: _____
Section: _____	Township: _____	Range: _____	Parcel Number: _____ Zone: _____
Subdivision: _____		Lot Number: _____	Block: _____
Total Square Footage of Building: _____		Land Use: _____	

Non-Residential Construction Impact Fee:

Facility	Calculation	Quantity	Sub - Total
Sheriff:	\$ 8.97 per 1000 sf.		
Emergency Services:	1.18 per 1000 sf.		
Circulation: (See Trip Generation Rates Schedule)	37.09 per trip		
Total			

Example: The Impact Fee for a 3000 sq. ft. Standard Office Building would be \$2255.85.

Sheriff 8.97 X 3 = 26.91

Emergency Services 1.18 X 3 = 3.54

Circulation 20 X 3 X 37.09 = 2225.40

Total Due= \$2255.85

Applicant Signature: _____

TRIP GENERATION RATES

LAND USE	ESTIMATED WEEKDAY VEHICLE TRIP GENERATION RATE
AIRPORT	
Commercial	60/acre, 100/flight, 70/1000 sq. ft.
General Aviation	6/acre, 2/flight, 6/ based aircraft
AUTOMOBILE	
Car Wash	
a. Automatic	900/site, 600/acre
b. Self-serve	100/wash stall
Gas Station	
a. With food mart	160/vehicle fueling space
b. With food mart & car wash	155/vehicle fueling space
c. Old service station design	
Sales (Dealer & Repair)	50/1000 sq. ft. or 60/service stall
Auto Repair Center	20/1000 sq. ft., or 20/service stall
Auto Parts Sales	60/1000 sq. ft.
Quick Lube	40/service stall
Tire Store	25/1000 sq. ft or 30/service stall
CEMETERY	5/acre
CHURCH	9/1000 sq. ft., 30/acre
COMMERCIAL RETAIL	
Regional Shopping Center	50/1000 sq. ft.
Community Shopping Center (10-30 acres, 100,000-300,000 sq. ft. w/usually 1 major store and a detached restaurant)	80/1000 sq. ft.
Neighborhood Shopping Center (Less than 10 acres, less than 100,000 sq. ft. w/usually grocery store & drug store)	120/1000 sq. ft.
Commercial Shops	
a. Specialty retail/strip commercial*	40/1000 sq. ft.
b. Supermarket	150/1000 sq. ft.
c. Convenience market (15-16 hrs.)	500/1000 sq. ft.
d. Convenience market (24 hrs.)	700/1000 sq. ft.
e. Discount club	60/1000 sq. ft.
f. Discount store	60/1000 sq. ft.
g. Furniture store	6/1000 sq. ft.
h. Lumber store	30/1000 sq. ft.
i. Hardware/paint store	60/1000 sq. ft.
j. Drug store	90/1000 sq. ft.

k. Garden nursery	40/1000 sq. ft.
EDUCATION**	
High School	15/1000 sq. ft., 60/acre
Middle/Junior High	12/1000 sq. ft., 50/acre
Elementary	14/1000 sq. ft., 90/acre
Day Care	80/1000 sq. ft.
FINANCIAL	
Bank	
a. Walk-in only	150/1000 sq. ft.
b. With Drive-through	200/1000 sq. ft.
c. Drive-through only	250 (125 one-way)/lane
Savings & Loan	60/1000 sq. ft.
a. Drive-through only	100 (50 one-way)/lane

LAND USE	ESTIMATED WEEKDAY VEHICLE TRIP GENERATION RATE
Industrial/Business Park (with commercial)***	16/1000 sq. ft.
Industrial Park (no commercial)	8/1000 sq. ft.
Industrial Plant (multiple shifts)	10/1000 sq. ft.
Manufacturing/Assembly	4/1000 sq. ft.
Warehousing	5/1000 sq. ft.
Storage	2/1000 sq. ft.
Science Research & Development	8/1000 sq. ft.
Landfill and Recycling Center	6/acre
LIBRARY	50/1000 sq. ft.
LODGING	
Campground	4/campsite
Hotel (with convention facilities/restaurant)	10/room
Motel	9/room
Resort Hotel	8/room
Business Hotel	7/room
OFFICE	
Standard Commercial Office****	20/1000 sq. ft.
Single tenant Office*****	14/1000 sq. ft.
Office Park (less than 400,000 sq ft)	16/1000 sq. ft.
Office Park (400,000+ sq. ft.)	12/1000 sq. ft.
Government (Civic Center)	30/1000 sq. ft.
Post Office	
a. Central/Walk-in Only	90/1000 sq. ft.
b. Community (no mail drop lane)	200/1000 sq. ft.

c. Community (w/ mail drop lane) Department of Motor Vehicles	300/1000 sq. ft 180/1000 sq. ft.
Medical/Dental	50/1000 sq. ft.
RECREATION	
Bowling Center	30/lane
Golf Course	7/acre, 40/hole, 600/course
a. Driving Range Only	70/acre
Racquetball/Health Club	30/1000 sq. ft., 300/acre, 40/court
Tennis Courts	16/acre, 30/court
Theaters (multiplex)	80/1000 sq. ft., 1.8/seat
RESTAURANT	
Quality	100/1000 sq. ft., 3/seat
Sit-down, high turnover	160/1000 sq. ft., 6/seat
Fast Food (with drive through)	650/1000 sq. ft., 20/seat
Fast Food (without drive through)	700/1000 sq. ft.
Delicatessen (7am-4pm)	150/1000 sq. ft., 11/seat

NOTES:

For uses not listed, the Planning Administrator shall make the decision regarding the appropriate traffic generation rate. This determination shall be based upon ITE standards or traffic reports submitted with the proposed non-residential use.

For all uses in which more than one form of calculations are listed (i.e. ADT/square feet, ADT/acre, ADT/student, etc.), only one method (not the sum) will be used. The Planning Administrator shall make the decision regarding which method to use for calculation. This determination shall be based up on ITE standards or traffic reports submitted with the proposed non-residential use.

*Specialty commercial - Examples would be a flower shop, a store with crafts/knick knacks, a ceramics shop etc.

**Education Facilities - For purposes of general impact fee calculation, the fee will be based on square footage. If a traffic study is prepared to look in further detail at traffic impacts, per student ratios are sometimes utilized. Examples of ADT per student are the following: 1.3/student for high school, 1.4/student for junior high, and 1.6/student for elementary. The Planning Administrator shall make decision on which calculation is appropriate based on ITE Standards or traffic reports submitted with the proposed use.

***Industrial /Business Park (with commercial) - This would be an industrial park that has a deli and/or reproduction that are commercial establishments within the park.

**** Standard Commercial Office -Most offices would fall in this category. Typically this type of office would have customers. Examples would be a Real Estate Office, HR Block (taxes).

*****Single tenant office would be a building with only one tenant, often a corporate headquarters. It would likely be a destination more for the employees, rather than bringing in a large amount of public customers.